



Correspondence Between Staff and Applicant

Approval Letter



CAMELOT

HOMES

January 3, 2020

Via Email

Jesus Murillo
City of Scottsdale – Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: 20-ZN-2018 – Letter of Withdrawal

Dear Mr. Murillo:

Please accept this letter as notification that the applicant (Camelot Homes) has withdrawn their rezoning application for Zoning Case number 20-ZN-2018 which detailed a rezoning request from R1-35 to R1-10 PRD for the intended development of fourteen (14) single family homesites. The applicant resubmitted an updated rezoning application with the intent to rezone the subject property from R1-35 to R-18 PRD to allow for the development of ten (10) single-family homesites. As such, and in order to limit confusion, the applicant requests to withdraw the original rezoning application.

Thank you.

Very truly yours,

Thomas Kirk
Chief Operating Officer



Jenan Drive Property 20-ZN-2018

Summary of Changes

As a result of a continuance granted at the Planning Commission Hearing on August 28, 2019, and continuing input from Camelot Homes neighborhood outreach (including neighborhood meetings and individual discussions with neighbors), Camelot Homes has substantially changed its Staff supported rezoning application (20-ZN-2018). As such, and concurrent with the submittal of its amended rezoning application, we felt it would be beneficial to provide a summary of several changes included in this amended application.

Zoning Category

Camelot Homes will rezone from an R1-35 designation to an R1-18 PRD. The original request was for a rezoning to a R1-10 PRD classification. This change will provide a transition from the existing R1-35 properties to the north and east and the existing R1-10 properties to the south of the Camelot site.

Lot Count

The revised lot count is ten (10) single-family lots. This is a reduction in four (4) lots, or 29%, from the previous application which called for the development of fourteen (14) lots. At ten (10) lots, the dwelling units per acre is 1.7 versus the 2.4 du/acre provided in the original application.

Lot Sizes

All but two (2) of the lots within this updated application are significantly larger than the lot sizes proposed in the prior rezoning application. The average lot size in the amended application is +/- 19,000 s.f., compared with an average lot size of +/- 11,750 s.f. in the original application. Additionally, the updated site plan places larger lots fronting on Jenan Drive (avg. sq. ft. of 21,500+).

Lot Configuration

The updated site plan includes three (3) large lots that will front onto Jenan Drive. Camelot Homes has, at the neighbor's request, removed the proposed entry gate recognizing that there are no existing gated homes currently on Jenan Drive. Camelot Homes is proposing 125' minimum wide lots for these specific lots to emulate the existing lot widths along Jenan Drive (where

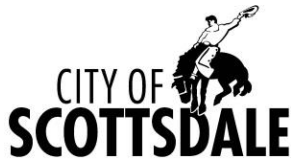


average lot widths are 130'). Additionally, the site plan has been reconfigured with a non-gated entry location on the eastern portion of the site's frontage which turns into a single cul-de-sac which will be the access point for the seven (7) interior lots. These seven (7) lots will, in essence, be hidden behind the three (3) larger lots fronting on Jenan Drive.

Summary

A table summarizing the changes from the previous rezoning application is provided below. An expanded and more detailed explanation of Camelot Homes' amended rezoning request is outlined within the updated Project Narrative.

	<u>Prior Application</u>	<u>Updated Application</u>	<u>% Change</u>
Zoning Classification	R1-10 PRD	R1-18 PRD	-
Lot Count	14	10	-29%
Density –Units/Acre	2.4	1.7	-29%
Average Lot Size (sf)	11,750	19,000	+62%
Largest Lot Size (sf)	17,235	24,750	+44%
Average Lot Width (lf)	84'	120'	+43%
Average Home Size (sf)	3,368	4,190	+25%
Project Gated	Yes	No	-
Lots Fronting on Jenan	No	Yes	-
Perimeter Wall on Jenan	Yes	No	-
Area Drainage Addressed	Yes	Yes	-



February 27, 2019

Camelot Responses to City comments are shown in Red below each comment. This response letter is dated April 17, 2019

Tom Kirk
Camelot Homes Inc
6607 N Scottsdale Rd Ste H100
Scottsdale, AZ 85250

RE: 20-ZN-2018
Jenan Properties

Dear Mr. Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on September 12, 2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

2001 General Plan Analysis:

1. Page 58 of the second submittal, remarks that the subject site is surrounding on three sides and a church to the west. Please note that the subject property is adjacent to APN# 175-27-004E - a single family home. Please correctly note the site conditions upon resubmittal

This correction has been made in the Revised Project Narrative.

2. The applicant contends with the second submittal that the premise of their zoning application is to:
 - a. Bring resolve to unfavorable onsite stormwater flow conditions; and
As a point of clarification we're addressing an off-site stormwater issue not an on-site issue.
 - b. Provide the surrounding neighborhood with offsite roadway improvements.
3. Pursuant to 6.201 of the Zoning Ordinance, the Planned Residential Development (PRD) district is intended to encourage imaginative and innovative planning of residential neighborhoods to encourage the preservation of open space and significant natural

features, to offer a wide variety of dwelling unit types, to permit greater flexibility in design of residential neighborhoods, and to enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations.

Consequently, the first submittal comments requested the applicant to:

- a. Expand upon both the quality (meaningful) and quantity of its open spaces that to be not only physically accessible but visually accessible to surrounding neighbors,

We believe this is related to comment 4.f. of the 1st Review Comments and is in reference to Section 6.208 of the zoning code. It is our understanding that Section 6.208 applies to maximum density requirements for PRD district development. The table in Section 6.208.A. describes a maximum base density for R1-10-PRD at 3.150 du/ac. If certain criteria, or factors, are met, the density may be increased. Section 6.208.B.2 describes one of these criteria; specifically criteria 2. stating,

“Provision of common open space. Common open space shall be distinguishable by its quantity or quality and accessibility to the residents.”

As stated in the zoning code, this criteria permits City Council to approve a density increase. The proposed rezone includes fourteen (14) lots on approximately five and seven-tenths (5.7) acres. The density of the proposed project is less than the maximum allowed as described in Section 6.208.A. While we believe the proposed open space is of distinguishable quantity and quality for an intimate neighborhood of this size, we respectfully believe this criteria is not applicable since this proposal does not request an increase above the base density.

However, to further address City staff concerns, one lot (#15) has been eliminated in order to increase the amount of open space and redistribute the needed retention along Jenan Dr. The amount of open space has increased by 25.1% from 41,419 S.f. to 51,848s.f. with the modified site plan included in this resubmittal. The condition of the retention along Jenan has been enhanced by creating a 15'-23' level landscape area in back of curb before the retention area begins allowing for more useable open space along Jenan. See the revised site plan and landscape plan. In addition, a granular pedestrian trail has been provided within the 15'+ level area.

- b. Provide a forty-six (46) feet of right-of-way and a six-foot-wide sidewalk on both sides of the proposed street, and

It is the applicants desire to maintain a forty (40) foot right-of-way width, but widen the pavement width to twenty-eight (28) feet to accommodate parking concerns expressed by City staff. Given the intimate scale of the subdivision, the limited number of lots along a private street, and the rural character of the area where sidewalks are not typical along a neighborhood street, the applicant requests consideration by Planning Commission and City Council to deviate from the DSPM.

- c. Reduce the sites frontage to East Jenan Drive, of a drainage facility (proposed as 100%), to only 50% or less.

The basins along Jenan Drive are located and sized to mitigate the existing off-site stormwater flows prevented from existing the Property at the historic outfall location. A lot has been removed and the amount of open space along Jenan Drive has increased. The increased area of open space includes approximately 15'-23'

level landscape zone behind back of curb while moving the basin further from the roadway. The open space immediately west of the entrance has been reshaped to eliminate retention. On-site stormwater is managed within the neighborhood, not within the basin along Jenan Drive.

4. These first review comments were responded with an explanation that the requested change in zoning will make it possible to include improvements to alleviate under-designed and under-developed infrastructure to improve safe circulation along Jenan Drive as well as mitigate off-site stormwater flows impacting the Property and neighboring properties, and further states that no sidewalk was necessary given the limited number of homes, singular point of access and a desire to maintain a Rural/Rural Desert Character Type were sidewalks are not typically present.

The second submittal provided a wall exhibit that was not provided in the first submittal. Accordingly, please consider terracing the retaining and site wall frontage to E. Jenan Drive. The minimum dimension of the landscaped level located between the lower and upper terrace walls should be at least equal to the visible height of the lower wall but not less than four (4) feet.

As a point of clarification, sidewalks are not desired given the intimate scale of the subdivision, the limited number of lots along a private street, and the rural character of the area where sidewalks are not typical along a neighborhood street. The applicant requests consideration by Planning Commission and City Council to deviate from sidewalks illustrated on the DSPM street section.

The basins along Jenan have been designed to a maximum of a 2-foot retaining wall with a 5-6 foot screen wall, giving a maximum combined wall height of 8-foot. Four cross sections are included on pages 3 & 4 of the Site Plan/Preliminary Plat plan set.

5. When observing the surrounding context, Scottsdale 16 Unit III and Sterling Place – zoned R1-10, south of the subject site, developed the provision of sidewalk within their development and along East Cholla Street. In comparison, the nearest R1-35 subdivision, Desert Hills No. 3, located east of the subject site, developed the provision of an equestrian easement through their development for residents to find an alternative passive area of respite as the provision of sidewalk was not developed in their larger lot neighborhood. Please also note that with the elevations provided in the second submittal – a sidewalk exists, albeit illustrative, should be consistent with the provided plat.

As noted in 3 above there is 15'+ of level open space along Jenan Dr. which can serve as a passive area of respite for neighbors wishing to traverse safely along Jenan Dr. along the frontage of the subject site.

The sidewalk noted on the landscape plan at the entry has been shown on the preliminary plat exhibit provided with this submittal.

Please consider that both the right of way improvements and drainage improvements would be requested from any applicant should the subject site, in their existing lot configuration, were to be re-platted with the existing zoning in place. Therefore, with a resubmittal, please specifically address what the proposed development is achieving under the sought zoning of R1-10 versus the existing R1-35.

We understand similar infrastructure improvements may be requested with a re-plat and no change in zoning. However, we believe re-platting the Property with existing zoning is not

practical. It's unlikely one buyer would purchase three properties and re-plat with a plan to merely rebuild three single family homes. We believe the three homes would be re-built in a manner similar to that across the street where, recently, a home was completely demolished and a new home was constructed. A re-plat did not occur and roadway and drainage improvements were not required with that rebuild.

With this understanding, rezoning the Property allows for infrastructure improvements to mitigate under-designed roadway and drainage facilities to happen in a timely manner.

Zoning:

6. Walls, fences, and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard (Ordinance Section 5.404.G). All portions of wall are considered within the height dimension requirement of the wall (i.e. retaining wall, wall, wrought-iron, view-fence). Walls located along E. Jenan Drive measure to possibly be higher than the allowable height. Please step walls, to provide a minimum five (5) feet between each stepped wall.

Plans are revised as noted in responses to 3 and 5 above. Proposed walls as measured from within the enclosure, per Ordinance Section G are eight (8) feet or less

Circulation:

7. The owner will likely be required to dedicate five (5) feet of right-of-way along E. Jenan Drive, for a total of twenty-five (25) feet from property line, to centerline along the site's frontage (DSPM Section 5-3.100; and Scottsdale Revised Code Section 47-10). Please update all associated case materials to show the required width.

The 5' dedication was provided in the last set of plans but not labeled. This updated submittal has it noted

8. The owner will likely be required to improve E. Jenan Drive to a Local Residential Rural/ESL Character with Trail street standards, including a minimum twenty (20) feet of asphalt, curb and gutter (DSPM Figure 5-3.1, Section 5-3.100 8, and Scottsdale Revised Code Section 47-21 and 47-22).

Plans are revised to show a minimum of twenty (20) feet of asphalt, roll curb and gutter, at a minimum, along Jenan Drive frontage.

9. Please update the project site plan, and associated case materials, to provide internal street to be designed and constructed in conformance with the Local Residential Suburban street standards (DSPM Figure 5-3.20, Section 5-3.100 8, and Scottsdale Revised Code Section 47-21 and 47-22). This includes forty-six (46) feet of right-of-way and a six-foot-wide (6-ft) sidewalk on both sides of the street.

It is the applicants desire to maintain a forty (40) foot right-of-way width, but widen the pavement width to twenty-eight (28) feet to accommodate parking concerns expressed by City staff. Given the intimate scale of the subdivision, the limited number of lots along a private street, and the rural character of the area where sidewalks are not typical along a neighborhood street, the applicant requests consideration by Planning Commission and City Council to deviate from the DSPM.

Engineering:

10. Please update the project site plan, and associated case materials, to provide gated entry dimensions to be in conformance with the Design Standards and Policies Manual (DSPM Section 2-1.302). Provided design does not comply based on the scaling of the drawing versus the call box.

Dimensions for the distance from Jenan to the call box have been provided on the plat and landscape plans to demonstrate compliance with the DSPM.

11. Please update the project site plan, and associated case materials, to provide safety rails (required at vertical fall of thirty (30) inches or more). The proposed retention basin adjacent to E. Jenan Drive (proposed at 72" deep) will require safety rail. Update cross-sections and associated plans accordingly (DSPM Section 5-3.302). Update the basin to reduce the depths of basins along E. Jenan Drive to four (4) feet, with a slope of 4:1, for those portions adjacent to E. Jenan Drive (DSPM 5-3.117). A slope of 4:1 may only be used for distance less than ten (10) feet from back-of-curb.

The basin has been modified to have a maximum of 2-foot retaining wall with a maximum of 6-foot screen wall. Additionally, all the wall combinations will be above the water surface elevation line for the 100yr 2hr storm event. The basin will retain the 100yr 2hr event at a maximum depth of 3.2-inches, as approved by the City Drainage Department in a meeting. Additional retention above the 100yr 2hr depth has been supplied at depths greater than the 3.2-foot depth as agreed upon in the same City meeting. One lot has been removed to redistribute and reduce the retention along Jenan Drive. Additionally, an approximately 15'-23' level landscape area adjacent to the back of curb and a granular pedestrian trail along Jenan Drive is proposed to provide for more useable open space.

12. See previous comments in accordance with proposed lot "15;" if the applicant does not eliminate this lot, reference this comment: proposed lot "15" is identified to be connected to sewer serviced off of E. Jenan Drive. This will require a private sewer easement to Lot "15" through Basin "A" to be dedicated via plat (private dedication not to the city of Scottsdale). Update site plan accordingly.

Lot 15 has been deleted and the basins reconfigured, including the addition of a landscape buffer separating the basin from the street. The size of the basins required to accommodate the offsite flows prohibits the reduction of the basins to 50% of the frontage. A sewer easement has been provided through the basin/open space.

Drainage:

13. Please submit two (2) copies of the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A. Please update the drainage report to address the following the above and below-mentioned comments.

Two copies of the Revised Drainage Report have been provided with this submittal with the previously noted comments addressed.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

14. The proposed site plan identifies 100 percent of the site's frontage to be used as drainage. Please reduce the drainage area within the project's frontage to fifty (50%) percent or less. Staff proposes the elimination of proposed lots "14" and "15:" to accommodate for drainage, additional open space, and density more appropriate for the area.

See comments in 3.a & 3.c above.

Landscape Design:

15. Please add the following note to the conceptual landscape plan: Plants that are proposed to be installed in the detention/retention basins shall be in conformance with Design Standards and Policies Manual Section 2-1.403 Native Plants in Detention Basins and Drainage Channels.

The requested note has been added.

Circulation:

16. The owner will likely be required to dedicate a safety triangle easement at the intersection of E. Jenan Drive and the subdivision entrance (DSPM Section 5-3.123; Figure 5-3.27). Please update the project site plan, and associated case materials, to provide safety triangle easement at the intersection of E. Jenan Drive and the subdivision entrance.

Safety triangle easements at the intersection of E. Jenan Drive and the subdivision entrance have been added to the plans.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

17. Consider reducing the number of proposed lots to better address and execute the intent of the Planned Residential Development (PRD) district. More specifically, eliminating proposed lots "14" and "15."

Lot 15 has been eliminated

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

18. Please update the project site plan, and associated case materials, to provide a "conceptual" off-site street improvement plan with the preliminary plat submittal.

The frontage improvements and tapers have been added to the plans.

19. Please update the project site plan, and associated case materials, to identify what type of curb is proposed for the subdivision entrance, on both sides (20-foot-width is only acceptable if the curb is mountable (roll or ribbon), not vertical).

Role curb has been provided at the entrance

Engineering:

20. Please update the project site plan, and associated case materials, to update the project cross-sections identifying the E. Jenan Drive additional right-of-way to be dedicated, and the roadway improvements to include the required safety rail (including the grading and drainage plans).

The additional ROW has been included. The 100yr 2hr basin depth is 3.2-feet, eliminating the need for the safety rail.

21. The ordinance does not allow for dually walls. Retaining walls located at the proposed retention basin will need to provide security/safety for adjacent lots; if basin remains as proposed by stormwater approval.

No dually walls are proposed on the project. The lots will have screen walls along them securing them from the basins. The combined wall heights (retaining and screen wall) will not exceed 8-foot in any location.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 30 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc:

ATTACHMENT A
Resubmittal Checklist

Case Number: **20-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Plan:

 12 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Open Space Plan and Construction Envelope Exhibit:

 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Landscape Plan:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 1 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

☒ Other Supplemental Materials:

Provide a Development Plan as per Ordinance Section 7.820.A

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports application to your Project Coordinator.